

<u>Draft Recommendations</u>			
<i>Recommendation</i>	<i>Explanation</i>	<i>When will it be implemented? Short, Medium, Long</i>	<i>How will it be implemented? i.e. legislation, policy, etc.</i>
<i>Priority Funding Areas</i>			
Reconfigure PFAs to include three (3) tiers- priority growth areas, stabilization areas and priority conservation areas. Incentives for each tier should be examined. Consideration should also be given to alternative energy resources, housing, economic development, reinvestment areas (i.e. Enterprise Zones, Designated Neighborhoods etc.) and stronger density requirements and performance standards in the reconfigured PFA structure.	The concept of reconstituting PFAs grew out of many discussions about the need to improve the focus of smart growth and rural conservation. MDP, at the Chair's request, expanded the tiered approach under two categories: Development: Priority Growth Areas, Priority Reinvestment Areas, and Stabilization Areas and Conservation: Rural Resource Lands- Level 1, Rural Resource Lands- Level 2 and Small Scale Conservation Areas. The outcome of this concept was the formation of a PFA Workgroup.	Medium	Legislation, Policy
The State should encourage density in PFAs around transit areas in its reconstituting of PFAs. This will be accomplished through legislation and policy changes.	In an effort to address transit options within PFAs it was recommended that transit can be more intensely utilized. This recommendation also came out of the concern of high gas prices.	Medium	Legislation, Policy

In light of the Terrapin Run case, the local zoning ordinance should comply with the local comprehensive plan and recognize PFAs.	Often, PFAs are not mentioned in both the zoning ordinance and comprehensive plan. This is an omission which should not be overlooked since PFAs are a strong planning tool for growth and development. Further, PFAs should be subject to the public participation process.	Medium	Legislation
State and local governments should focus education efforts about PFAs.	The primary focus should include the efficiency of PFAs; its programs and the benefits of down zoning outside of PFAs to encourage growth inside PFAs.	Short	Policy
Reconsider PFA criteria and the process for certifying PFAs.	The PFA criteria is specific and can sometimes be an impediment to PFA certification, which can effect if a jurisdiction is eligible to receiving some State funding.	Medium	Legislation, Policy
<i>Water and Sewer Planning</i>			
Address potential conflicts between directing growth inside PFAs and local water quality requirements and nutrient caps.		Medium	Legislation
Change the existing law which permits municipalities to submit their water and sewer master plans directly to MDE for approval.	The county water and sewer plans may not always address or take into consideration municipal water and sewer plans.	Medium	Legislation, Policy

As a policy, consider natural resources when planning for growth, especially where water availability is concerned.	Natural resources and specifically water are integral to growth- if it is feasible, if there are limits. Highlighting these issues and addressing them can inform all other aspects of planning for growth.	Short	Policy
Strengthen the requirement for septic system permits which mandate better technology for nitrogen removing systems	Current septic system allowances may not fully protect the environment.	Short	Legislation, Policy
<i>Smart Growth</i>			
Define smart growth.	The Task Force has recast the Eight Visions as set forth in the 1992 Planning Act to twelve. The original eight were viewed as being stale as they had not been updated since 1992. The new twelve visions update and address smart growth principles for the 2000s.	Short	Legislation
Examine a statewide gas tax in the context of promoting smart, sustainable growth.	The implementation of a gas tax could potentially decrease the amount we drive, make developments in our rural areas unattractive and direct growth to our existing neighborhoods and commercial areas.	Long	Legislation
Change Article 66B to require local comprehensive plan review/update from six (6) years to ten (10) years.	Local governments spend at a minimum two years to update a comprehensive plan which leave four years between updates before the process must be started again.	Medium	Legislation

Expand the Local Government Infrastructure Financing Program.	The LGIF is an under-utilized tool of the State. It's expansion would assist local governments in financing many projects that are costly but necessary.	Medium	Legislation
Encourage reinvestments and/or tax credits for brownfields/greyfield to encourage transit oriented development, stimulate development in BRAC Zones and for in-fill development.	These types of investments would typically be accomplished in our existing growth areas, promoting smart, sustainable growth.	Medium	Legislation, Policy
Reauthorize the historic property rehabilitation tax credit program and remove aggregate caps on the program.	This program can be a strong tool to directing growth and development to existing neighborhoods and commercial areas. The removal of the cap could translate into more investments.	Medium	Legislation
Hold continual public outreach to educate local officials and citizens about smart growth and all that it entails.	Public scrutiny and misunderstanding of smart growth principles undermine its purpose. Education of officials and citizens can only serve as a positive influence on how smart growth is	Short	Policy
Reconvene the State Planning Commission with a clear charge and to address interjurisdictional issues.	The State Planning Commission sunset in 2002. The may be one avenue to address interjurisdictional issues.	Short	Legislation

Change the 50% density threshold in HB1141 for annexations.	Annexation typically is of land at a lower density than what is proposed upon annexation. The 50% density requirement, can effect if an annexation must be waived by the County legislative body. If no waiver is granted a five year wait occurs before anything can be built.	Medium	Legislation
Encourage mixed used, walkable communities to reduce vehicle dependency.	Mixed-use, walkable communities are one of the main facets to promoting sustainable, smart growth. Also, in light of high gas prices this type of development is highly attractive.	Medium	Legislation, Policy
Incentivize telecommuting.	Telecommuting can be an effective way to contribute towards the reduction of congestion.	Long	Legislation, Policy
<i>Resource Conservation</i>			
Development of a set of recommendations for agricultural preservation initiatives.	The effort of creating such a list can help to clearly prioritize Maryland's conservation goals.	Short	Policy

Target resource protection and production. This is part of the original Task Force recommendation to the tiered approach to PFAs.	The concept of reconstituting PFAs grew out of many discussions about the need to improve the focus of smart growth and rural conservation. MDP, at the Chair's request, expanded the tiered approach under two categories: Development: Priority Growth Areas, Priority Reinvestment Areas, and Stabilization Areas and Conservation: Rural Resource Lands- Level 1, Rural Resource Lands- Level 2 and Small Scale Conservation Areas. The outcome of this concept was the formation of a PFA Workgroup.	Medium	Legislation, Policy
Expand the State Installment Purchase Program (IPP).	The IPP contributes the conservation of Maryland's rural resources.	Medium	Legislation
Purchase development rights to preserve legacy farms.	The purchase of development rights can help to conserve Maryland's rural resources.	Medium	Legislation, Bonds
Serve rural areas but tie to access management.	The effort would be to strike a balance.	Medium	Legislation, Policy
<i>State Development Plan</i>			
State adopt a State Development Plan.	A State Development Plan is mandated by State law.	Short	Legislation
Determine the role of a State Development Plan.	The discussion of the role varied, on one hand some members felt that a State Development Plan should be a culmination of county and municipal plans while others felt that such a plan should be a guide for how the State spends its money.	Short	Legislation

Require that State spending be consistent with a State Development Plan.	The State should have a plan for how it spends its money.	Short	Legislation, Policy
Require that Article 66B is incorporated into a State Development Plan.	Some Task Forces members have felt that a State Development Plan should follow the same criteria as the local plans.	Medium	Legislation, Policy
Require a rural resource element in the State Development Plan.	Rural resources and initiatives associated with it should be focused since conservation is another tool to directing growth to designated growth areas.	Short	Legislation
Include an economic development plan as part of a State Development Plan.	Economic development greatly influences the development of Maryland and should be planned for within a State Development Plan.	Short	Policy